

MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
September 26, 2006
7:30 P.M.

COUNCIL CHAMBERS, 100 Gregory Lane, Pleasant Hill, CA 94523 www.pleasanthill.ca.gov (925) 671-5209

CHAIR: KEN LOMBARDI VICE CHAIR: STEVE WALLACE MEMBERS: ROBERT ABBOTT, LOLA FELLINGER, JIM GIBLIN, DAVID C. MASCARO, ALEX MCKINDRA

Members of the audience wishing to speak on any matter must fill out a card and turn it in to the secretary. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes.

If the applicant or his or her representative fails to attend the public hearing concerning their application, the Planning Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing.

All matters listed under CONSENT CALENDAR are considered by the Commission to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Commissioner prior to the time Commission votes on the motion to adopt. An appeal of the decision or conditions of the Planning Commission to the City Council must be filed with the City Clerk within ten days of the date of the mailed notice of decision. No agenda item will be considered after 10:30 p.m. Remaining items will be rescheduled. **An estimated time allotment for each public hearing item is indicated in italics.**

The Planning Commission meetings are telecast the Friday following the Tuesday meeting from 4 p.m. to 6 p.m. (the 2nd and 4th Fridays of the month).

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

STAFF INTRODUCTIONS / INTRODUCTION OF CITY MANAGER JUNE CATALANO

PUBLIC COMMENT

The public is welcome at this time to address the Planning Commission on any item, with the exception of items scheduled for Public Hearing at this meeting. Comments are limited to three minutes per speaker. Any public comments made regarding an item pending before the Commission do not go into the public record of that item.

PUBLIC HEARING ITEMS

1. VAR 06-009, CHECK INTO CASH SIGN VARIANCE, 561 CONTRA COSTA BOULEVARD (30 minutes)

The applicant is proposing to install one wall mounted, internally illuminated, red and green channel letter sign. The proposed sign, which is exactly the same sign that is on the front of the building, will be installed on the east elevation, facing Interstate 680. The applicant is requesting approval of a Variance to allow for 20 additional square feet of sign area over what is allowed as designated by the City's Zoning Ordinance. The General Plan designates the site as *Commercial and Retail* and it is zoned *RB – Retail Business*. The site is located on the east side of Contra Costa Boulevard approximately 750 feet south of the intersection

Second Avenue South and Contra Costa Boulevard, at 561 Contra Costa Boulevard.
Assessor's Parcel Number: 125-250-021.

Applicant: Alex Webster, West Coast Sign Company

[Staff Report](#)

2. UP 06-006, METRO PCS WIRELESS ANTENNA AT PLEASANT HILL PLAZA, 1938 CONTRA COSTA BOULEVARD (45 minutes)

The applicant is requesting approval for the installation of a wireless communications antenna to be placed inside a new 17-foot tall monopole. The monopole is proposed to be placed on top of a 30-foot tall structure for an overall height, at top of monopole, of 47 feet above grade level. A Use Permit is required for any monopole or any other antenna structure constructed by or for a service provider, and also for any antenna that exceeds the height limits established in the zoning district within which they are located. The specific property address is at 1938 Contra Costa Boulevard. Assessor Parcel Number: 127-270-003.

Applicant: Evan Shepard Reiff, Peacock Associates, Inc.

[Staff Report](#)

STUDY SESSION

1. NON-RESIDENTIAL CONDOMINIUM CONVERSIONS

Because the City does not have a non-residential condominium conversion ordinance, staff proposes a discussion on this topic which will ultimately lead to the creation of a new ordinance related to this topic.

[Staff Report](#)

DISCUSSION ITEMS

1. REVIEW OF PENDING PLANNING DIVISION APPLICATIONS

Staff will provide the Commission with a brief status report on active pending applications. At their discretion, Commissioners may ask questions and receive an update from staff regarding the status of any pending application.

2. REVIEW OF THE DRAFT AGENDA FOR REGULAR MEETING ON OCTOBER 10, 2006

The next meeting of the Planning Commission will be a regular meeting on Tuesday, October 10, 2006. A draft agenda for this meeting, listing the scheduled agenda items, hearings, and discussion items, was included in the agenda packet for Commissioners to review. At their discretion, Commissioners may ask questions and receive a brief description from staff regarding the agenda.

COMMISSIONER COMMENTS AND ANNOUNCEMENTS

The next regular meeting of the Planning Commission will be on October 10, 2006, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.